The list of questions/issues below are intended to aid the group in sorting out some of the policy and programmatic issues that need to be considered. This is certainly not all of the questions to ask ourselves but an initial list to continue the dialogue we began at the first meeting. Some answers may not lend itself to a simple yes/no and overall comments may be appropriate to fully discuss the issue.

	QUESTION	YES	NO	NOT SURE	COMMENTS/ISSUES
	GENERAL				
G1	Do you think a TDR Program in Frederick County will be a valuable tool that farm landowners will utilize to preserve farmland?				
G2	What should be the top 3 goals of a County TDR Program?				
G3	Do you think the strict density limits in the Agricultural Zoning District will do a better job of preserving farmland without a TDR Program?				
G4	Do you think a TDR Program could result in more farms being developed than preserved in the long run?				
G5	Do you think the County should reduce the maximum lot size allowed in the Agricultural Zoning District to prevent the fragmentation of farmland?				
G6	Do you think the public is well informed of the workgroup's efforts to evaluate TDRS? If no, how can we improve our information dispersal?				
G7	Will a Rural to Rural TDR Program increase the prices of farmland, making it harder for our farmers to purchase farmland?				
G8	Will a Rural to Rural TDR Program increase "right to farm" issues between residential building and farmland operations?				
G9	Will a Rural to Rural TDR Program jeopardize Purchase of Development Rights (PDR) funding in Frederick County?				
G10	Should the TDR program be available for only the Agricultural Zoning District?				

	QUESTION	YES	NO	NOT SURE	COMMENTS/ISSUES
G11	Should the TDR program have any different rate/ratio of development rights being transferred (i.e. 1 to 1 if rural to rural, 1 to 2 if rural to growth area)?				
G12					

	Sending Areas			
S1	Should we allow any Agriculturally Zoned Land be eligible for a sending parcel?			
S2	Should we limit sending parcels to land within Priority Preservation Areas? Any other criteria?			
S3	What should the minimum size be for a sending parcel?			
S4	Should multiple contiguous parcels under separate ownerships be allowed to apply together to meet the size criteria?			
S5	Should multiple contiguous parcels under the same ownership be allowed to apply together to meet the size criteria?			
S6	Should sending parcels have to meet the minimum requirements as per the Purchase of Development Rights Programs (PDR)?			
S7	Should the TDR program allow parcels with obvious development issues to be sending parcels (i.e. floodplain, steep slopes, restricted soils or history of failed perc tests, lack of road frontage, ec)?			
S8	What criteria should be used to distinguish actual development rights from potential development rights on a sending parcel?			
S9	Should the TDR program allow one "building" right to remain on the sending parcel if a house is not already built there?			

	QUESTION	YES	NO	NOT SURE	COMMENTS/ISSUES
S10	Should the TDR program allow tenant house rights to remain on the sending parcel after under easement? If so, at what density?				
S11	Should a permanent restrictive easement be recorded on the sending parcel?				
S12	Should the sending parcel be allowed to build all uses allowed within the Ag Zone? (churches, schools, golf courses, etc)?				
S13	Should the owner of a sending parcel be required to sell all TDR rights at once, or can they retain rights?				
S14	Should there be provisions to require a portion of any future rezoning to purchase TDR's as part of the approval process?				
S15	The septic bill limits the number of transferred lots to 7. In the event a property has more than 7 potential subdivision rights, should the others be forfeited or allowed to be developed on the parcel?				

	Receiving Areas			
R1	Should any parcel within the Agricultural Zone be allowed to be a receiving parcel?			
R2	Should a parcel within a Priority Preservation Area be allowed to receive rights?			
R3	Should the County designate specific receiving areas? If so, where, or what parameters should be used?			
R4	Is there enough allowable density in existing County Growth Areas to create a successful TDR program?			
R5	Will Developers utilize TDRs inside existing Growth Areas to increase density?			

	QUESTION	YES	NO	NOT SURE	COMMENTS/ISSUES
R6	Would Developers utilize a TDR program to purchase rights that would be used to reduce MPDU, APFO, or other county requirements?				
R7	What are some of the significant costs associated with a Major Subdivision within the Agricultural Zoning District?				
R8	Will there be, or what is the demand for additional density within the Agricultural Zoning District, knowing those costs?				
R9	As per the Septic Bill, lots received on an agricultural parcel cannot exceed 15 lots and must be clustered. Do you agree with requiring the remainder of that parcel to be put in a permanent preservation easement?				
R10	Do we have enough receiving parcels available to receive all the rights within the Priority Preservation Areas?				
R11	Is buying TDRs in the Ag. zoning District more profitable to developers than building to base density or alternative ways to achieve higher density in receiver areas (i.e. MPDU Bonus)?				
R12	Will a rural to rural TDR Program contribute to the fragmentation of the best agricultural lands, conflict with existing farming operations, or contribute to a sense of impermanence of farming in the community?				
R13	Should the County adopt a policy that future increases in zoning density in receiving areas is allowed only with TDRs, until land preservation goals are met?				
R14	Should receiving parcels be limited to those that have not exhausted their subdivision rights?				
R15	How should the TDR workgroup address the possibility of a receiving property that consists of multiple parcels applying for multiple 15-lot subdivisions? Potential design problems?				
R16	Major subdivisions require direct access to a 20 foot wide paved public road. How many Ag parcels will meet this requirement?				
R17	Should all TDR lots meet the Ag Cluster development regulations?				

	QUESTION	YES	NO	NOT SURE	COMMENTS/ISSUES
R18	Should the TDR workgroup evaluate how much Ag land will be used for development in a major TDR subdivision versus multiple standard AG Clusters? For example, how much land will be used in three 4-lot Ag Clusters versus one 12-lot TDR when the 12-lot developments will require a public street, SWM, etc.				

	Administration		
A1	How will buyers and sellers of TDR be informed about the current market values of TDR?		
A2	Should both the sending and receiving parcels have to come through the subdivision process at the same time? OR Should the program allow for a TDR Banking similar to FRO?		
А3			